

# MINSTER PARISH COUNCIL



**MINSTER  
IN THANET**

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Clerk to the Council: Kyla Lamb - MAAT

9th January 2020

## PLANNING COMMITTEE

Sir or Madam,

You are hereby summoned to attend a meeting of the Planning Committee which will be held at the Library and Neighbourhood Centre, 4A Monkton Road, **at 6 p.m Tuesday 14<sup>th</sup> January 2020**, for the purpose of considering and passing such Resolution or Resolutions as may be deemed necessary or desirable with respect to the matters mentioned in the agenda.

### Clerk to the Council

**NOTE: Residents and members of the public are cordially invited to attend the meeting of the Committee.**

## AGENDA

### 1. APOLOGIES

To receive apologies for absence, if any.

### 2. ELECTION OF CHAIRMAN

Due to the resignation of Cllr Taylor it is necessary to elect a new Committee Chairman for the remainder of 2019/20.

### 3. MEMBERS' INTERESTS

To register any new interests, or deregistration, by Members.

### 4. MINUTES

To approve the minutes of the meeting held on 5<sup>th</sup> November 2019. **(Appendix A).**

## 5. PLANNING DECISIONS AND PENDING APPLICATIONS

To report that the following decisions have been made by TDC since the last meeting:-

**FH/TH/19/1521 – 102 Monkton Road, Minster – Erection of single storey side and rear extension following demolition of existing garage, conservatory and store – GRANTED**

**FH/TH/19/1549 – 47 Monkton Road, Minster – Part-retrospective allocation for the erection of a single storey side and rear extension. –GRANTED**

## 6. PLANNING APPLICATIONS

To consider those planning applications received since the last meeting and in accordance with the decision taken by Council at its meeting on 7 August 2007 (Minute No. 78) to submit observations to the Thanet District Council thereon.

### **Applications already commented on by email and decisions pending**

**TPO/TH/19/1476 TH/TPO/5(1991) T1 1 No sycamore – 7 Burgess Close Minster – Reduce by 30-40% - NO OBJECTIONS**

**FH/TH/19/1497 – 4 Cornelis Drive, Minster – Erection of first floor extension to existing detached garage to create ancillary residential accommodation – NO OBJECTIONS**

**FH/TH/19/1521 – 102 Monkton Road, Minster – Erection of single storey side and rear extension following demolition of existing garage, conservatory and store – NO OBJECTIONS**

**FH/TH/19/1549 – 47 Monkton Road, Minster – Part-retrospective allocation for the erection of a single storey side and rear extension. – NO OBJECTIONS**

**TPO/TH/19/1682 – 1 Church Street, Minster – TPO/8(1985) – 1 No silver birch (T1) Crown Reduce by 1.5m – NO OBJECTIONS**

**FH/TH/19/1684 – 7 Southall Close, Minster – Erection of single storey side extension with alterations to roof, together with erection of a two storey extension with balcony to rear elevations and insertion of windows to ground and first floor elevation – NO OBJECTIONS**

**F/TH/19/1415 – Land adjacent 6 Sevenscore Farm Cottages, Ebbsfleet Lane, Sevenscore – Erection of a two storey 4- bed detached dwelling together with erection of single storey detached double garage- AMENDED – NO OBJECTIONS**

### **Application(s) for Consideration**

**R/TH/19/1490 – Manston Court Bungalows, 5 Manston Road, Manston – Application for reserved matters of outline permission OL/TH/17/1763 for the erection of up to 22 dwellings including access for the approval of appearance, landscaping, layout and scale.**

**F/TH/19/1613 – Site of Former Go Kart Track, Ebbsfleet Lane, Ramsgate – Retrospective application for engineering operations to change in land levels.**

**F/TH/19/0173 – Hoo Farm – 147 Monkton Road, Minster** – Erection of 25 no. dwellings following the demolition of existing buildings, with associated parking, open space and landscaping.

**KCC/TH/0256/2019 – PARKWAY STATION** – consider a response to the above planning application for the construction of a new rail station consisting of two platforms connected via an underpass.

## **7. PLANNING SUMMARY**

The Clerk to provide a summary on current planning applications.

## **8. LATE APPLICATIONS**

To consider any late applications that may be received following the despatch of the agenda.

## **9. PLANNING APPLICATIONS/PROPOSALS IN NEIGHBOURING VILLAGES**

The above applications can be viewed online at:-

<https://planning.thanet.gov.uk/online-applications/>

To view and download the current National Planning Policy Framework follow the link below:-

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

**MINSTER PARISH COUNCIL  
PLANNING COMMITTEE**

**Minutes of the Meeting of the Committee held at 6 p.m. on Tuesday 5<sup>th</sup> November 2019**

**in the Neighbourhood Centre 4a Monkton Road Minster**

**Present: Cllrs. Day, Crow-Brown, Mrs. Gimes (Ex-Officio), Dr. Jones, Owen, Quittenden.  
Also present: Kyla Lamb (Parish Clerk), Clare Wilsdon (Assistant Parish Clerk)**

**173. APOLOGIES**

Apologies were received and accepted from Cllr Mrs. Taylor.

**174. MEMBERS' INTERESTS**

There were no declarations of interest registered.

**175. MINUTES**

**RESOLVED: That the minutes of the meeting held on 7<sup>th</sup> August 2019 be approved and signed by the Chairman.**

**176. PLANNING DECISIONS AND PENDING APPLICATIONS**

Members noted the decisions and decisions pending since the last meeting by TDC.

**OL/TH/19/0789 – Land North West of Mannock Drive, Manston Road, Minster –** Outline application for the erection of 6 no. 2 bed two-storey dwellings including access, layout and scale with associated parking and cycle storage. - **REFUSED**

**F/TH/19/0825 – Mount Pleasant Lorry Park, Tothill Street, Minster –** Retrospective change of use of land from lorry park (use class sui-generis) to mixed use lorry park and catering trailer (use class sui-generis) and A5) - **WITHDRAWN**

**F/TH/19/0794 – Mount Pleasant Lorry Park, Tothill Street, Minster –** Change of use of amenity land to car park - **GRANTED**

**A/TH/19/0830 - Mount Pleasant Lorry Park, Tothill Street, Minster –** Retrospective application for the erection and display of 26 No non-illuminating banners to temporary site barriers and fencing and 2 No notice boards - **WITHDRAWN**

**L/TH/19/0876 – The Bell Inn, 2 High Street, Minster –** Application for Listed Building Consent to replace part of the roof of outbuilding - **GRANTED**

**TCA/TH/0933 – The Bell Inn, 2 High Street, Minster –** 1 no horse chestnut – crown lift by 1M - Comments received via email – **RAISE NO OBJECTIONS**

**F/TH/19/1094 – Mast 605M from Southern Water Services Ltd, Jutes Lane, Ramsgate** – Installation of 4 No. 1.8m antennae dishes on existing tower and 2 no. equipment cabinets together with removal of garage door and insertion of window - **GRANTED**

**F/TH/19/1133 – 3 Singleton Close, Minster** – Erection of single storey rear extension to existing garage to facilitate change of use to habitable room together with removal of garage door and insertion of window. - **GRANTED**

**REQ/TH/19/1265- Richborough Connection Project, Sandwich Road, Ramsgate** – Application for details submitted pursuant to requirement 4 (1) (Stage Plan) for stages 4 and 5 of the Development Consent Order 2017 No. 2017 No. 817 for high voltage electricity connection between Richborough and Canterbury – **GRANTED**

**R/TH/19/0382 – 66 Monkton Road, Minster** – Application for the reserved matters of outline permission OL/TH/16/0654 for the erection of 36 dwellings with construction of new access from Monkton Road, associated new internal access roads for the approval of appearance, landscaping and scale – **GRANTED**

## 177. PLANNING APPLICATIONS

Committee considered those planning applications received since the last meeting and in accordance with the decision taken by Council at its meeting on 7 August 2007 (Minute No. 78) agreed to submit observations to Thanet District Council thereon:

### Application(s) considered

**F/TH/19/1336 – Manston Court Bunglows, 5 Manston Road, Manston** – Variation of condition 1 of planning consent R/TH/19/0200 for the erection of up to 22 dwellings including access for the approval of appearance, landscaping, layout, and scale to allow plot 13 to be wheelchair accessible accommodation in place of plot 21 (Circulated by email) – **NO OBJECTION**

**F/TH/19/1347 – Land West of Hoo Farmhouse, Monkton Road, Minster** – Erection of 4 No. 2-storey detached dwellings with associated parking and landscaping.

**OBJECT to the above application.** The site is arable land and development of it would be contrary to saved policy CC1 development in the countryside. Development of the site would also be contrary to policy CC6 Village separation corridors (1) Minster and Monkton. It would contribute to the built up form along the road reducing the gap. This would be to the significant detriment of the character of the area. 10.57 Thanet Local Plan 2006 refers there are some settlements that, due to their mutual proximity, are potentially vulnerable to coalescence through the development along the road frontages that link them for example Minster and Monkton. The Parish Council further feel there are highway safety issues as exiting on to Monkton Road will add more traffic on a busy road. Sight lines are poor.

**F/TH/19/1408 – 7 Tothill Street, Minster** – Erection of a two storey 4-bed detached dwelling together with associated parking on land rear of No 7. -

**No Objection in principal** however they do have concerns regarding the following:-

Granting permission would result in the loss of many mature trees.

Access down the side of the existing property is narrow. Construction traffic would struggle to get to the site. This is a very busy part of the village. Delivery lorries parked outside on the road would bring the village to a standstill. A traffic management plan would need to be put in place to restrict delivery times and working hours.

The access onto Tothill Street is poor from this site. Sight lines are poor, adding more vehicles coming out of this existing drive will put more pressure on an already chaotic central village areas at certain times of the day.

**F/TH/19/1415 – Land adj 6 Sevenscore Farm Cottages, Ebbsfleet Lane North, Ramsgate** – Erection of a two storey 4-bed detached dwelling together with erection of single storey detached double garage. – **NO OBJECTION**

**178. PLANNING SUMMARY**

Cllr Taylor was not present at the meeting to give an update.

**179. LATE APPLICATIONS**

**F/TH/19/1369 – Land North West of Mannock Drive, Manston Road, Minster** – Erection of 3 no. dwellings – **NO OBJECTON**

**180. PLANNING APPLICATIONS/PROPOSALS IN NEIGHBOURING VILLAGES**

**Cole’s Yard – Land Rear of 116 Monkton Street, Monkton** – preliminary plans were circulated by email to all councillors. Members considered the plans and in principal liked the proposals.

**OL/TH/19/0409 – Land Rear of 96-102 Monkton Street, Monkton** – Outline application for residential development of up to 49 dwellings including access. – To report any updates on this application.

The Clerk will ensure that following the amendments we have replied again with the same views. The amendments have not affected previous comments.

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**Committee Chairman**

**Time Concluded 6.32 P.M.**